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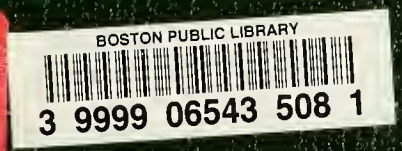

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WEST END

· redevelopment plan

· declaration of findings

may 1956 ..... revised march 1957

..... revised may 1957

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BOSTON HOUSING AUTHORITY

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PROJECT LOCATION: The West End Land Assembly and Redevelopment Project Area, hereinafter called the "Project Area", is located in the downtown section of Boston in the County of Suffolk and is bounded as described in Part G of this Plan.

The Boston Housing Authority, hereinafter called the Authority, will acquire by purchase, eminent domain or otherwise, all of the land in the Project Area and will demolish, remove, relocate or otherwise dispose of all buildings and structures thereon, will rough grade the land as necessary, will sell or lease to private and public redevelopers all land in the Project Area not needed for street and highway purposes, and will dedicate or otherwise transfer to public authorities all land needed for street or highway purposes.

A. LAND USE PLAN

Land in the Project Area shall be used for multi-family residential use, commercial uses complementary to multi-family residential use, public and semi-public community facilities, institutional use and public streets and highways as shown on the attached Land Use Plan map which is hereby incorporated in and made a part of this Plan.

This Plan contains accepted standards with respect to land coverage, building bulk, building setbacks, the intensity of use of the land, the provisions of schools and playgrounds, and requirements for off-street parking and loading. The various uses are defined in Section D-2 of this Plan.

B. SITE DEVELOPMENT PLAN

1. Streets and Highways

Streets and highways shall be constructed, reconstructed or vacated by the Authority or other public entities as shown on the attached Street Plan,

which is hereby incorporated into and made a part of this Plan.

2. Sewer Improvements

Sewer improvements and changes shall be made by the Authority or other public entities as shown on the attached Sewer System Plan, which is hereby incorporated into and made a part of this Plan.

3. Water System

Water system improvements and changes shall be made by the Authority or other public entities as shown on the attached Water System Plan, which is hereby incorporated into and made a part of this Plan.

4. Rough Grading

Rough grading changes shall be made by this Authority as shown on the attached Grading Plan, which is hereby incorporated into and made a part of this Plan.

C. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

1. This Plan is in conformity with the General Plan for the City of Boston as it now exists.

2. This Plan is in conformity with the Capital Improvement Program 1956-1961 for the City of Boston.

3. This Plan complies with local objectives of the City of Boston as to suitability of land uses, density, improved traffic, public transportation, public utilities, recreational facilities and community facilities, and other public improvements. This Plan conforms to the following local objectives:

a. the elimination of substandard residences

b. the elimination of the under-utilized, over-age Mayhew School

c. the elimination of many narrow, costly, outmoded streets and public utilities

d. the provision of new standard residential units to provide a stable neighborhood

e. the provision of a new elementary school on an adequate site, plus the enlargement of play area around the Blackstone Junior High School and provision of land for a proposed gymnasium

f. the reduction of traffic congestion by the provision of new, wide streets and of off-street parking

D. CONTROLS ON REDEVELOPMENT

These building controls are intended to operate as a system of interacting restrictions, each being a complement and a check to every other, with a flexibility permitting a wide latitude in design.

1. Land Disposition

a. All land in the Project Area not needed for streets or highway purposes shall be sold or leased to private and public developers for use in accordance with this Plan.

b. All land needed for street or highway purposes shall be dedicated or otherwise transferred by the Authority to the City of Boston for use for these purposes only.

c. Easements for the sewerage system, water distribution system, gas lines, steam lines, electric lines, telephone lines, and fire alarm and police signal systems necessary to implement this plan shall be granted by the Authority, provided that all such easements shall be in the streets.

d. All land needed for semi-public institutional uses shall be sold or leased to semi-public entities for use for these purposes only.

2. Restrictions on the use of project land

The following restrictions shall be binding and effective upon all purchasers of land, their heirs and assigns, in that section of Boston known as the West End Redevelopment Project Area (see legal description of project boundaries) from the date of purchase to January 1, 1999, at which time said restrictions shall automatically extend for successive periods of ten years, unless by a vote of the then owners of the majority of the area in the West End Redevelopment Project Area, exclusive of streets, it is agreed to change the said restrictions in whole or in part; and provided that such a change is approved by the City Council.

a. Land Use

Land in the Project Area shall be used only for multi-family residential use, commercial uses complementary to multi-family residential use, public and semi-public, institutional use, public streets and highways, and parking. Notwithstanding any other provision in this Plan, land in the Project Area shall not be used for any of the following:

(1) industrial use

(2) amusement uses, including bowling alleys, theaters or taverns

(3) clubs or hotel use

(4) advertising signs, except those used to advertise apartments for rent, which shall not be located above the first floor level;

Those used in connection with business use to advertise services or goods identified with the premises are excepted but billboards of all types are specifically prohibited.

b. Zoning

The type, size and proposed use of buildings shall conform to the City of Boston Zoning Regulations, Chapter 488, Acts of 1924, amended by:

Chapter 219 of 1925	Chapter 143 of 1932
Chapter 350 of 1926	Chapter 204 of 1933
Chapter 220 of 1927	Chapter 210 of 1934
Chapter 70 of 1928	Chapter 240 of 1936
Chapter 137 of 1928	Chapter 373 of 1941
Chapter 88 of 1929	Chapter 198 of 1946
Chapter 347 of 1930	Chapter 165 of 1948
Chapter 16 of 1931	Chapter 203 of 1948
Chapter 180 of 1931	Chapter 214 of 1948

The Zoning Map prepared by the Boston City Planning Board, dated March 15, 1924 as amended May 11, 1924 and as amended from time to time by the Board of Zoning Adjustment, shall further be amended as indicated on the plan titled "Proposed Zoning", which is attached herewith and made a part of this Plan.

c. Buildings. Design and Construction.

Plans for all buildings shall be prepared by a competent architectural firm and shall bear the seal of the responsible architect.

All residential buildings shall be of fireproof, Type I construction as defined in the Boston Building Code, Chapter 479, Acts of 1938, Section 126, as amended to the date of approval of this Plan by the Mayor and the City Council of the City of Boston.

All non-residential buildings shall be of fireproof Type I construction or of semi-fireproof, Type II construction as defined in the Boston Building Code, Chapter 479, Acts of 1938, Sections 126 and 127 respectively, as amended to the date of approval of this Plan by the Mayor and the City Council of the City of Boston.

d. Residential Parcels.

Parcels I, II, III, and IV are designated residential parcels. However, at the redeveloper's option, Parcel I may be combined with Parcel S 1 and be used for commercial purposes and/or institutional uses. All residential parcels are subject to the restrictions (1) - (6) inclusive, which are listed below:

(1) Building setbacks and spacing between residential buildings.

The intent of these provisions is to assure adequate and healthful sunlight, light and air, as well as proper privacy, to all dwelling units within the project area in relation to each other and to other

structures within and adjoining the project area.

Buildings containing dwellings shall be deemed to fulfill this requirement if they conform to the following general standards:

Setback from other buildings on same parcel:

$$S\ 1 = \frac{h}{3} + \frac{L}{5} \quad \text{(L-30)}$$

Setback from center line of street or from parcel boundary:

$$S\ 2 = \frac{h}{4} + \frac{L}{5} \quad \text{(L-30)}$$

No sideyard shall be required but if used the minimum shall be determined by the formula:

$$S\ 3 = 10 \text{ ft.} + \frac{L}{5} \quad \text{(L-30)}$$

Where h - height of taller building

L - length of building

S - setback from roof or cornice line

1. from other buildings
2. from center line of street or from boundary
3. sideyard

In any case all residential buildings shall be set back a minimum of ten feet from the right-of-way line.

Variation from these standards will be permitted if the redeveloper demonstrates that the proposed building arrangement will provide a minimum of one hour of sunlight at an angle of more than 30° to the

windows of each habitable room on each of at least 200 days of the year, and will not prevent a similar standard of sunlight for structures in conforming locations on adjoining parcels.

(2) Ground coverage - residential parcels

The maximum ground coverage of all buildings, including garages, on each residential parcel of land shall not exceed 18% of the parcel area. The parcel area used in computing ground coverage shall be the net area which excludes streets. All of the area within the lot lines shall be included, i.e., parking lots, drives, paths, play areas, landscaped areas, etc.

The area covered by a garage, two stories or less in height above grade, shall not be included in ground coverage if 50% or more of the roof is landscaped.

(3) Floor area ratio - residential parcels.

The sum of the floor area or areas, which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 225% of the area of the parcel.

(4) Usable open space

(a) General Requirements:

In Parcels I, II, and III, as shown on the Land Use Plan, it shall be required that for each dwelling unit 200 sq. ft. of usable open space must be provided. In Parcel IV, it shall be required that for each dwelling unit 125 square feet of usable open space must be provided. In addition, in Parcel IV the developer shall be

required to provide a green strip 60 feet deep along Charles Street extending from the intersection of Allen and Charles Street to the pedestrian overpass at the traffic circle on Charles Street. All areas not covered by walks, planting boxes, shrubs and trees shall be covered with 6 inches of loam, limed, fertilized and sown with permanent grass seed.

At least 6 shade trees with a trunk of 4" caliper shall be provided for the green strip.

A minimum of 10% of the area of the green strip shall be covered by planting boxes and/or permanent shrubs.

At least two means of access to the green strip shall be provided for all residents of the Project Area.

Usable open space is defined as that part of the ground area which is devoted to outdoor recreational space or to landscaped areas. It excludes private roadways open to vehicular transportation, accessory off-street parking space and accessory off-street loading berths.

Usable open space must be structurally safe and adequately surfaced and protected. It must be accessible and available at least to all occupants of dwelling units for whose use this space is required.

(b) Substitution of roof space for required usable open space.

Open space on a roof may be substituted for part of the required usable open space, and if so substituted, each 3 square feet of

roof space shall be considered the equivalent of one square foot of usable open space, subject to the conditions set forth below:

Such open space on a roof shall have a minimum dimension of at least 15 feet, measured from the inside of the parapet or railing, or to the exterior face of any wall or other obstruction projecting up above the roof level;

Such open space on a roof shall be free of all obstructions except for arbors, trellises, planting boses, awnings and canopies, plumbing vents and recreational equipment.

Such open space on a roof shall be suitably surfaced and shall be protected by a high parapet, fence or other suitable safeguard.

(5) Landscaping.

(a) All areas not covered by structures, walks, driveways, parking lots and hard-surfaced play areas shall be covered with six inches of loam, limed, fertilized and sown with permanent grass seed. The developer shall landscape the green areas appropriately with trees and shrubs.

(b) Public walkways

Owners of property abutting on a public walkway on the Redevelopment Plan shall be responsible for maintaining that portion of said easements which is in lawn and shrubbery and between their lot lines and the public sidewalks. Owners of the property shall also be responsible for installing and maintaining all lawn spaces between public sidewalks and curbs.

(c) Landscaping of easements

The developer may, without application, pave over easements for

public utilities and/or install driveways, lawns, parking spaces and play yards. In the event the developer desires to erect any structure or plant any trees or shrubs over easements, he shall be required to apply for permission from the departments and bureaus having jurisdiction.

(6) Parking and access drives

(a) Off-street parking and garage spaces shall be provided in the ratio of three spaces for each five dwelling units. All parking areas and drives shall be paved with a water-repellent bituminous or concrete surface and shall be properly drained.

(b) Design Standards for Parking Areas

	Min. dimensions of stall	
	Length	Width
Parallel parking	20'	8'6"
45°	24'	8'6"
60°	26'8"	8'6"
90°	17'	8'6"

(c) Access drives. Access to parking areas and garages by driveways at least 18' but not more than 24' wide at sidewalk.

(d) All off-street parking spaces which are assigned to or rented for tenant parking shall be within 200 feet of dwellings so assigned or rented. At least one space per ten dwelling units shall be in open lots and shall be available for the visitors of tenants.

(e) All parking stalls shall be set back 20 feet from street lines.

e. Commercial parcels

Parcels S 1 and S 2 as shown on the Land Use Plan are designated commercial parcels. The following restrictions shall apply:

(1) No uses other than the following shall be permitted thereon:

(a) generally recognized retail stores

(b) personal service shops for direct service to the customers

(c) business and professional offices

(d) dry cleaning pick-up stores

(e) laundries and bakeries, provided the service of not more than a total of ten full-time people are utilized therein in all operations

(f) interior decorators

(g) photographic studios

(h) restaurants

(i) institutional uses

(j) uses accessory to any of the above permitted uses.

(2) Signs

An overall design of the signs on all store fronts shall be prepared by the developer's architect and shall be submitted with the development plan to the Boston Housing Authority for approval.

Permanent flat signs against the front face of store buildings may be erected on that portion of the building which is more than eight feet above the grade line.

Ground signs relating to parking lots may be erected pr oviding they are not over 12 square feet in area and not over 8 feet in height.

(3) Building lines

Buildings shall be set back a minimum of eight feet from all street lines.

(4) Parking

Parking shall be provided centrally in a parking lot or lots. There shall be a minimum of one square foot of parking space for each two square feet of the floor area of the building. All parking areas and drives shall be paved with a water repellent, dust-free bituminous or concrete surface.

All parking lots abutting on a street shall provide a fence, wall or bumper adequate to protect the public walk.

All parking lots shall be properly drained.

(5) Off-street loading

Off-street loading space must be provided at the minimum standards listed below:

(a) Square Feet of floor area of structure	Required No. of Berths
25,000 up to & including 40,000	1
40,001 " " " 100,000	2
100,001 " " " 160,000	3

(b) A single berth shall be a minimum of 12 ft. wide. When there are several contiguous berths the minimum width shall be ten feet.

(c) The minimum clear height shall be 14 feet;

(d) The minimum length shall be 35 feet, exclusive of access aisles and maneuvering space.

(e) Definition of floor area:

"Floor Area" shall mean the gross floor area used or intended to be used for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise.

It shall not mean floors or parts of floors used principally for non-public purposes, such as the storage, incidental repair, processing or packaging of merchandise for show windows or for offices incidental to the management or maintenance of stores or buildings. Parts of floors used principally for toilet or rest rooms, or for utilities, or for fitting rooms, dressing rooms or alteration rooms shall also be excluded from the definition of floor area.

In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirement of this regulation.

Collective action relative to off-street parking and loading:

Nothing in this requirement shall be construed to prevent the joint use of off-street parking or off-street loading space for two or more buildings, or uses of the total of such spaces, which, when used together, shall not be less than the sum of the requirements for the various individual uses computed separately.

(6) Landscaping

5% of the commercial parcel S 1 shall be landscaped

(7) Building height:

Building height on the commercial parcel S 1 shall be limited to two stories when used for commercial reuse.
Buildings on parcel S 2 shall be limited to one story.

(8) Parcel S 2

Commercial parcel S 2 shall be used to provide convenience shopping. The shops will be permitted to be part of an apartment house structure.

f. Semi-public and institutional parcels

Parcels A, B, and D are not to be acquired.

Parcel F: church and school use permitted; if not used for this purpose, it shall be combined with Parcel III.

Parcel F 1 is not to be acquired.

Parcel S 1: Institutional use permitted.

Parcel H: church and school use permitted. If not used for semi-public purpose, it shall be combined with Parcel G.

Parcel J: Institutional use permitted; if not used for this purpose it shall be combined with Parcel II.

On all semi-public and institutional parcels the building setback lines, spacing of buildings, building height, off-street parking and loading shall be subject to the approval of the Boston Housing Authority.

g. Public parcels:

Parcels C, E1, E2, and parcel G are designated public parcels;

Parcel C: library use permitted; if not used for this purpose, it may become part of parcel S 1 and be put to commercial use;

Parcel E 1 and E 2: - only school use permitted;

Parcel E is not to be acquired;

On all public parcels the building setback lines, spacing of buildings, off-street parking and loading shall be subject to the approval of the Boston Housing Authority.

Parcel G - only school use permitted.

h. Review of plans.

The developer shall submit plans for each parcel to the Boston Housing Authority for approval. These plans shall be in sufficient detail to enable the Boston Housing Authority to make determination as to compliance of the plans with these restrictions and with the Redevelopment Plan. The Boston Housing Authority shall examine these plans and they shall be deemed approved unless formal rejection, setting forth in detail the reasons therefor, shall be made within thirty (30) days of their submission. The provisions of the preceding sentence shall likewise apply to any amended or corrected plans.

Thereafter, any changes required by lending institutions or the Federal Housing Administration may be made providing they are not contrary to or in conflict with these restrictions.

i. Amendments to the Redevelopment Plan

Subject to applicable Federal, State and local laws, this plan may be amended by the Boston Housing Authority, subject to the approval of the Housing and Home Finance Agency and further provided that if modified after lease or sale of any land in the Project Area the amendment must be consented to by the lessee or purchaser of the property affected by the proposed amendment.

j. Variances of restrictions

Subject to applicable Federal, State and local laws, the Boston Housing Authority may, in specific cases, vary the application of any provision

of these restrictions, to a minor extent, when in its opinion the enforcement thereof would do manifest injustice, provided that the decision of the Authority shall not be in conflict with the spirit of any provision of this plan and provided further that such variance shall be first approved by the Housing and Home Finance Agency.

k. Severability

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

l. Conflicting requirements

When there is any difference between these restrictions and the standards of the Zoning Regulations, Building Code or other legal requirement, the more restrictive requirement shall govern.

m. Obligation of the redeveloper to start and complete construction

Each purchaser or lessee of land in the Project Area shall be obligated to begin and complete within reasonable time the building of improvements required of him.

n. Action by the Authority to prevent speculation in Project Land

The Authority will take all reasonable steps to prevent speculation in the holding of project land.

o. Action by the Authority to prevent discrimination

The Authority shall not itself effect nor execute and shall adopt effective measures to assure that there is not effected nor executed by the purchasers

or lessees from it (or the successors in interest of such purchasers or lessees), any covenant, agreement, lease, conveyance or other instrument whereby land in the Project Area which is disposed of by the Authority is restricted either by the Authority or by the purchasers, lessees or successors in interest, upon the basis of race, creed or color in the sale, lease or occupancy thereof, provided that the provisions of this plan with respect to termination of the Plan shall not apply to this sentence.

E. OTHER PROVISIONS NECESSARY TO MEET STATE OR LOCAL REQUIREMENTS

1. Relocation Plan

The method for the relocation of persons living in the Project Area and availability of and the means by which there will be provided dwelling units for such persons substantially equal in number to the number of dwelling units to be cleared from the Project Area is as follows:

a. The method

A relocation office will be provided in the Project Area with adequate staff:

(1) to survey all site occupants in order to determine family composition, income and housing requirements, and

(2) to survey and inspect all available vacancies in privately owned dwelling units, and

(3) to assist all displaced persons to relocate

b. Availability of and the means by which dwelling units will be provided for such persons substantially equal in number to the number of dwelling units to be cleared:

There are 3075 occupied dwelling units to be cleared in the West End Project Area.

(1) Available public housing:

In operation by the Authority:

PHA Low Rent.....	10,156
*State-aided.....	3,681
	13,837

*Included in the above figure are 468 one-bedroom units which are available for aged persons provided that qualified veterans are not waiting.

The vacancy turnover for 1953 averaged 12% or approximately 1660 apartments. Under Chapter 121, General Laws of Massachusetts, Section 26FF, and Public Law 171, Section 302, priority in public housing is mandatory to families displaced by slum clearance and redevelopment projects.

For all persons or families eligible for public housing, the Authority shall make dwelling units available in projects owned or operated by it. Such persons or families will be given preference for tenancy into all public housing.

(2) Available vacancies in privately owned dwelling units:

For all families of more than one person who are not eligible for public housing, the Authority shall find and make available decent, safe and sanitary privately owned dwelling units at rentals that such families can afford to pay; and

For all single persons ineligible for public housing, the Authority shall make available addresses of privately owned rooms or dwelling units for their relocation. There is at the present time a sufficient number of available dwelling units in the City of Boston to make it possible to carry out this Relocation Plan.

In addition, Section 26LL (c) of General Laws, Chapter 121 under "Obligations to be Imposed on Purchasers and Lessees", states:

> "If a housing authority shall sell or lease any property acquired by it for a land assembly and redevelopment project, the terms of such sales or leases shall obligate the purchasers or lessees ..... to give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment....."

2. Declaration of Findings

The Declaration of Findings dated November 30, 1955, pages 1 through 18 inclusive, which follows and which is hereby incorporated as part of the Redevelopment Plan, demonstrates that:

a. The Boston Housing Authority is empowered under the Housing Authority Law of the Commonwealth of Massachusetts to undertake the project.

b. The Project Area is a "sub-standard" and "decadent" area, as defined in Section 26J of Chapter 121 of the General Laws.

c. The Boston Housing Authority acting pursuant to Resolutions of the Boston City Council and of the Authority, has entered into contracts with the United States of America for funds with which to prepare plans and surveys

for the assembly, clearance, and redevelopment, under the Housing Authority Law, of the land in the City within a decadent and sub-standard area known as the West End.

d. The West End Redevelopment Project qualifies for Federal financial assistance. The Project Area is one which is:

built-up

predominantly residential in character

a deteriorated area

rehabilitation of existing structures in the area is unfeasible

The redevelopment of the area cannot be carried out alone without the aid sought by the Authority from the Federal Government, or other subsidy.

F. OTHER OFFICIAL ACTIONS

1. Right-of-way easements for street and highway purposes shall be accepted or vacated by the City of Boston as shown on the attached map entitled "Street Plan".
2. Sewer lines shall be accepted or abandoned by the City of Boston as shown on the attached map entitled "Sewer System Plan".
3. Water lines shall be accepted or abandoned by the City of Boston as shown on the attached map entitled "Water System Plan".
4. In conformity with this Plan, alterations of the fire alarm and police communication systems adequate to serve the Project Area will be provided by the Fire Department and Police Department, respectively.

5. In conformity with this Plan, alterations of the electric power and street lighting systems, telephone and telegraph and gas systems adequate to serve the Project Area will be provided by the Boston Edison Company, the New England Telephone and Telegraph Co., and the Boston Consolidated Gas Company, respectively. In conformity with this Plan the Boston Edison Company will make alterations necessary to relocate the steam lines and vacate the easements in which these lines are presently located.

6. In order to make possible the proposed re-use according to the Redevelopment Plan, the Boston Housing Authority shall file an application with the Board of Zoning Adjustment to change the official zoning map as required in Section 20 of the City of Boston Zoning Regulations.
As shown on the map titled Existing Zoning (included in the supporting documentation), the proposed changes are indicated on the map called Proposed Zoning attached herewith. The greater part of the area would be zoned as residential - 155 , except for local business -35 zoning for the shopping center and convenience shopping area.
Parcel I would be zoned either R-155 or L-35, depending upon the proposed reuse. Parcel J would be zoned either R-155 or L-80 depending on the proposed reuse.

G. BOUNDARY OF THE PROJECT AREA

1. The Project boundary with the exceptions noted hereinafter starts at the center point of the junction of Allen Street and Charles Street and runs in a northeasterly direction along the center line of Charles Street to a point opposite the northeasterly side lot line of the property now or formerly numbered 395 Charles Street;

2. thence turning in a southeasterly direction along said side lot line extended to a point which is the northwesterly corner of previously described parcel at 395 Charles Street and the right-of-way line of Charles Street;

3. thence continuing in a straight line in a southeasterly direction along said side lot line of previously described 395 Charles Street a distance of sixty-one and six one-hundredths (61.06') feet to a point;

4. thence turning in a northeasterly direction along the southeasterly side lot line of that parcel of land now or formerly numbered 401 Charles Street a distance of eighty and forty-eight hundredths (80.48') feet to a point on the southerly boundary of Charles Street;

5. thence turning in an easterly direction along the southerly boundary of Charles Street and running a distance of forty-six (46') feet more or less across the passageway and along the lot line of that parcel now or formerly numbered 64 Auburn Street to a point which is the point of curvature of an arc that comprises the lot line of 64 Auburn Street;

6. thence turning in a N 66°54'29"E direction crossing Leverett Street for a distance of sixty-six (66') feet more or less to a point on the northeasterly side of Leverett Street;

7. thence turning in a N 89°56'31"E direction along the easterly boundary of Leverett Street for a distance of forty-five and seven tenths (45.7') feet more or less to a point;

8. thence turning in a S 76°01'19"E direction and running a distance of one hundred twenty-four (124') feet more or less to a point on the northwesterly side of Brighton Street;

9. thence continuing in the previously cited direction a distance of one hundred eleven (111') feet more or less to a point on the northwesterly corner of the rear lot line of that parcel of land now or formerly numbered 19 Barton Street;

10. thence turning in a S 76°23'49" E direction a distance of fifteen and ninety-seven hundredths (15.97') feet more or less along the rear lot line of 19 Barton Street;

11. thence turning in a N 47°48'37"E direction a distance of nine and fifteen hundredths (9.15') feet more or less to a point on the side lot line of 19 Barton Street;

12. thence turning in a S42°23'26"E direction a distance of thirteen and fifty-three hundredths (13.53') feet on the side lot line of 19 Barton Street;

13. thence turning in a S 76°23'49"E direction a distance of thirty-six and eighty-four hundredths (36.84') feet to a point where the northeasterly side lot line of 19 Barton Street intersects the right-of-way of the northwesterly side of Barton Street;

14. thence crossing Barton Street in a S 77°07' 13"E direction a distance of thirty-nine and eighteen hundredths (39.18') feet to a point on the southeasterly side of Barton Street;

15. thence turning in a S 41°02' 56"E direction a distance of three and eighteen hundredths (3.18') feet along the northeasterly side lot line of the lot now or formerly numbered 16 Barton Street to a point;

16. thence in a S 74°52'56"E direction a distance of sixty-four and twenty-five hundredths (64.25') feet more or less to a point on the rear lot line of the lot numbered now or formerly 20 Willard Street;

17. thence along said rear lot line of 20 Willard Street in a N 48°49'26"E direction a distance of four and seventy-three hundredths (4.73') feet to a point which is the northerly corner of the lot at 20 Willard Street;

18. thence turning in a S 41°10'34" E direction along the northeasterly side lot line of 20 Willard Street a distance of seven and four hundredths (7.04') feet to a point;

19. thence turning in a S 74°52'56"E direction a distance of sixty and nineteen hundredths (60.19') feet to a point on the northwesterly right-of-way of Willard Street;

20. thence in a N 47°52'54"E direction along the northwesterly right-of-way of Willard Street a distance of thirty-seven and five tenths (37.5') feet more or less to a point on the center line of the Surface Road Connection that links the Leverett Street Traffic Circle with Nashua Street;

21. thence following the center line of the previously described Surface Road connection in a southeasterly direction to a point which is the intersection of the center lines of the previously described Surface Road Connection and Lowell Street;

22. Thence running in a southeasterly direction along the center line of Lowell Street to a point in Lowell Square which is the intersection of the center lines of Lowell Street and Staniford Street;

23. thence turning and running in a southwesterly direction along the center line of Staniford Street to a point which is the intersection of the center lines of Staniford Street and Green Street;

24. thence turning and running in a southeasterly direction along the center line of Green Street to a point which is the intersection of the center lines of Green Street and Staniford Street;

25. thence turning and running in a southerly direction along the center line of Staniford Street to a point which is the intersection of the center lines of Staniford Street and Cambridge Street;

26. thence turning and running in a westerly direction along the center line of Cambridge Street for a distance of eight hundred ninety-two and eighty hundredths (892.80') feet to a point which is the intersection of the center lines of Cambridge Street and Blossom Street:

27. thence turning and running in a northerly direction along the center line of Blossom Street to a point which is the intersection of the center lines of Blossom Street and Allen Street;

28. thence turning and running in a northwesterly direction along the center line of Allen Street to a point being the point of beginning at the center point of said Allen Street and Charles Street;

The following five parcels of land located within the project perimeter described above are excluded from the project area, with exceptions necessary to effectuate this Plan, if any, noted at the end of each description:

a. A certain parcel of land with schoolhouse buildings thereon situated in Boston, Suffolk County, Massachusetts, and now known as 33 Blossom Street, being shown on a plan by C. L. Patterson, C. E., dated September 15, 1914, and on file with the Boston School Buildings Department, bounded and described as follows:

WESTERLY by Blossom Street 166.31 feet;
NORTHERLY by land now or formerly of the Roman Catholic Archbishop of Boston, 84.75 feet;
NORTHEASTERLY by land now or formerly of said Roman Catholic Archbishop of Boston and Harry F. Hunter et al 26.77 feet;
SOUTHEASTERLY by McLean Court 14.78 feet;
NORTHEASTERLY by McLean Court 135.67 feet;
SOUTHEASTERLY by land now or formerly of Nathan Baer et al 31.00 feet;
EASTERLY by land of said Nathan Baer et al 23.05 feet;
NORTHERLY by land of said Nathan Baer et al 1.0 feet;
EASTERLY by land of said Nathan Baer et al 17.81 feet;
SOUTHERLY by Eaton Street 6.50 feet;
EASTERLY by North Russell Street, 35.96 feet;
SOUTHERLY by eight lots of land of various ownership 223.46 feet;

containing 33,289 square feet of land more or less according to said plan;

Excluded from the foregoing parcel and included in the Project Area is the following strip of land bounded as follows:

WESTERLY by Blossom Street, 166.31 feet;
NORTHERLY by land now or formerly of Roman Catholic Archbishop of Boston 7 feet more or less;
EASTERLY by remaining portion of above identified parcel numbered 33 Blossom Street 166.31 feet more or less;
EASTERLY by land now or formerly of Cristo Nasti and the City of Boston 7 feet more or less to the point of beginning;
which is to be taken for the widening of Blossom Street;

b. A certain parcel of land with the buildings thereon situated in Boston, Suffolk County, Massachusetts, and now known as 25 Blossom Street, being recorded in Suffolk Registry of Deeds in Book 5104, pages 258, 456, 458, 461, 463, 466, 469, 471, 473, 475, 476, 484, 485 and 501, and further being shown on a plan by Aspinwall & Lincoln, Civil Engineers, dated August 20, 1929 and on file in the offices of the George Robert White Fund, bounded and described as follows:

NORTHERLY by Parkman Street 134.12 feet;
EASTERLY by land now or formerly of Samuel Eskowitz and Jacob Short 56.72 feet;
SOUTHERLY by land of said Jacob Short 12.92 feet;
EASTERLY by land of said Jacob Short and also land now or formerly of Wolf Zimmerman et ux 59.53 feet;
SOUTHERLY by land now or formerly of Congregation Beth Amedich Agondel Anshi Sfard 23.12 feet;
EASTERLY by land of said Congregation Beth Amedich Agondel Anshi Sfard 10.43 feet;
SOUTHERLY by land now or formerly of City of Boston 14.38 feet;
EASTERLY by land of said City of Boston 0.67 feet;
SOUTHERLY by land of said City of Boston 26.22 feet;
EASTERLY by land of said City of Boston 0.33 feet;
SOUTHERLY by land of said City of Boston 58.77 feet;
WESTERLY by Blossom Street 127.35 feet;

containing according to said plan 15,950 square feet more or less;

Excluded from the above parcel and included in the Project Area is the following strip of land bounded as follows:

WESTERLY by Blossom Street 127.35 feet;
NORTHERLY by Parkman Street 7 feet more or less;
EASTERLY by the remaining portion of the above described parcel now known as 25 Blossom Street along the outer westerly foundation wall of the building 127.35 feet more or less;
SOUTHERLY by land now or formerly of the City of Boston 7 feet more or less to the point of beginning:

which is to be taken for the widening of Blossom Street;

c. A certain parcel of land with the buildings thereon situated in Boston, County of Suffolk, Massachusetts, now known as 131 Cambridge Street, being recorded in Suffolk Registry of Deeds in Book 2028, page 44 and subject to a street taking recorded in Book 4607, page 321, and further identified on assessors' maps of Boston described and bounded as follows:

NORTHERLY by land now or formerly of Rose Kanter 82.58 feet;
EASTERLY by land now or formerly of Samuel Israel 13.69 feet;
NORTHERLY by land of said Samuel Israel 1.57 feet;
EASTERLY by land now or formerly of the Pope Company 152.94 feet;
SOUTHERLY by Cambridge Street 87.27 feet;
WESTERLY by Lynde Street 160.82 feet;

containing according to said plan 14,680 feet;

d. A certain parcel of land with the buildings thereon now numbered 141 Cambridge Street, situated in Boston, Suffolk County, Massachusetts, being shown on a plan made by William S. Crocker, C.E., and dated October 31, 1936, recorded with Suffolk Land Court as case number 17175, bounded and described as follows:

NORTHERLY by land now or formerly of Nicholas M. Carchia et al 36.89 feet to a point; thence turning an angle and running along said land of said Nicholas M. Carchia 43.85 feet;
EASTERLY by Lynde Street 133.82 feet;
SOUTHERLY by Cambridge Street 73.40 feet;
WESTERLY by land now or formerly of Kathrine Powers, Bertha Ross, Cyrus Sargeant et al, and Margaret Sowa, 68.63 feet;
SOUTHERLY by land of said Margaret Sowa 0.61 feet;
WESTERLY by land now or formerly of Marks Mittenthal 19.08 feet;
NORTHERLY by land of said Marks Mittenthal 0.45 feet;
WESTERLY byland of said Marks Mittenthal 2.25 feet;
SOUTHERLY by land of said Marks Mittenthal 0.95 feet;
WESTERLY by land of George Holden Tinkham et al and a passageway 44.91 feet;

containing according to said plan 10,348 square feet of land.

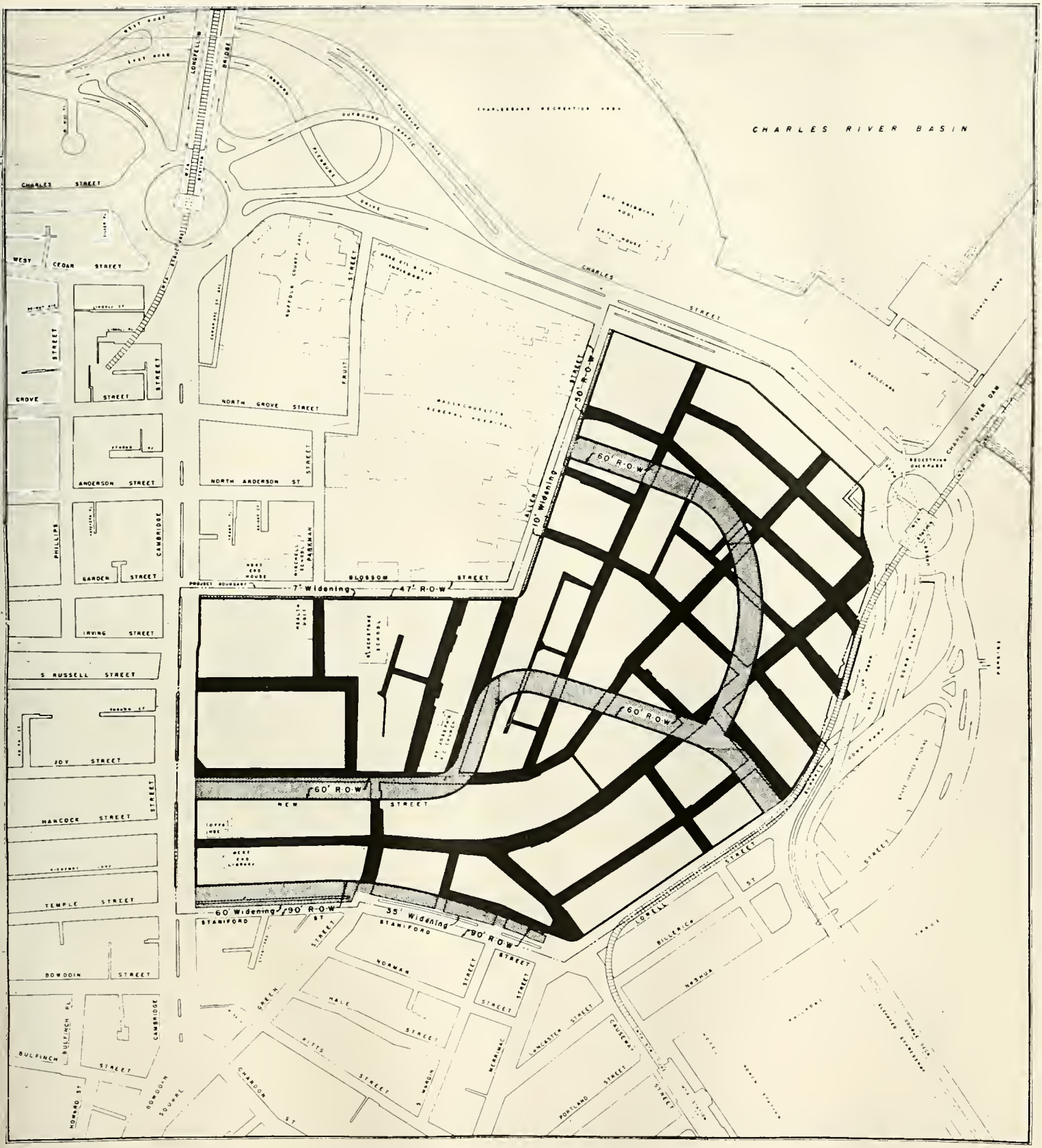
e. A certain parcel of land with the buildings thereon, situated in Boston, County of Suffolk, Massachusetts, now known and numbered as 66 Chambers Street and 8 Allen Street, being recorded in Suffolk Registry of Deeds with Book 818, page 69; Book 880, page 85; and Book 2385, page 157; further identified on assessors' maps of Boston, described and bounded as follows:

NORTHEASTERLY by Allen Street 163.70 feet;
EASTERLY by Chambers Street 75.85 feet;
SOUTHWESTERLY by McLean Street 208.10 feet;
NORTHWESTERLY by land now or formerly of the Roman Catholic Archbishop of Boston 84.00 feet;

containing according to said plan 13,099 square feet, more or less, and with the benefit of and subject to party wall agreements, if any, and insofar as they are now in force and applicable.

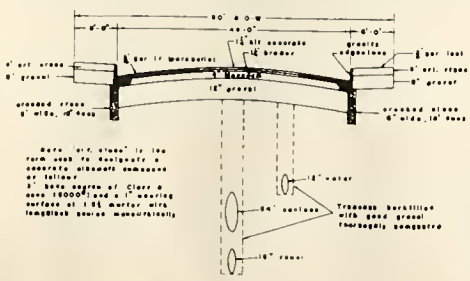
H. PROPOSED ADMINISTRATION FOR EXECUTING THE REDEVELOPMENT PLAN

The Administration for executing the Redevelopment Plan shall comply with the requirements of the Manual of Policies and Requirements for Local Public Agencies as set forth by the Housing and Home Finance Agency.



STREET PLAN

- RETAINED STREETS
- VACATED STREETS
- NEW STREETS OR WIDENINGS
- PROJECT BOUNDARY



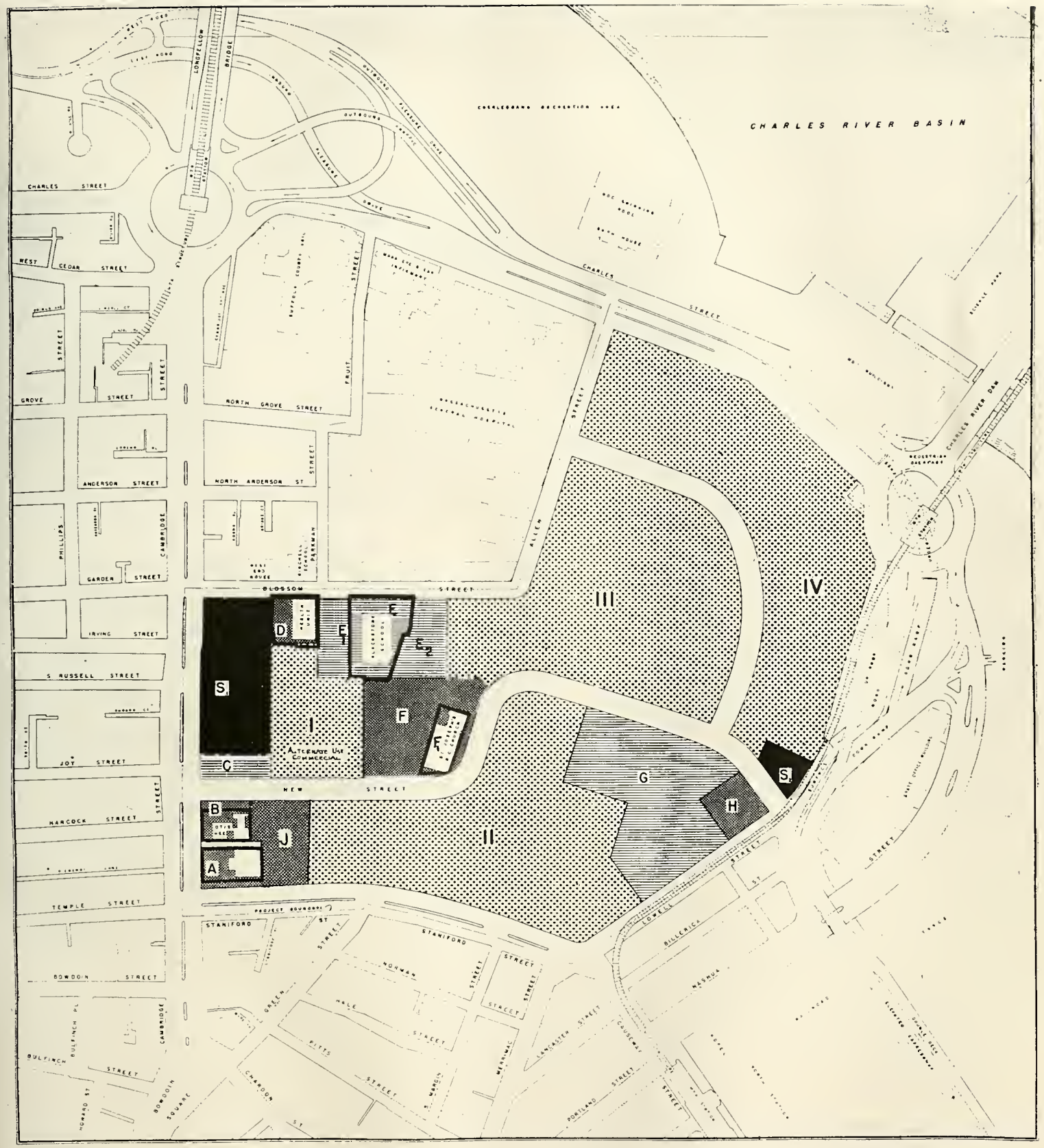
TYPICAL CROSS SECTION OF NEW STREET

WEST END PROJECT AREA **B**

URBAN REDEVELOPMENT PROGRAM

URBAN REDEVELOPMENT DIVISION
BOSTON HOUSING AUTHORITY
BOSTON MASSACHUSETTS

MAR. 1959



LAND USE PLAN

RESIDENTIAL	26.44	acres
PUBLIC	5.22	"
SEMI-PUBLIC	4.17	"
COMMERCIAL	2.39	"
STREETS	9.73	"
Total -	47.95	acres

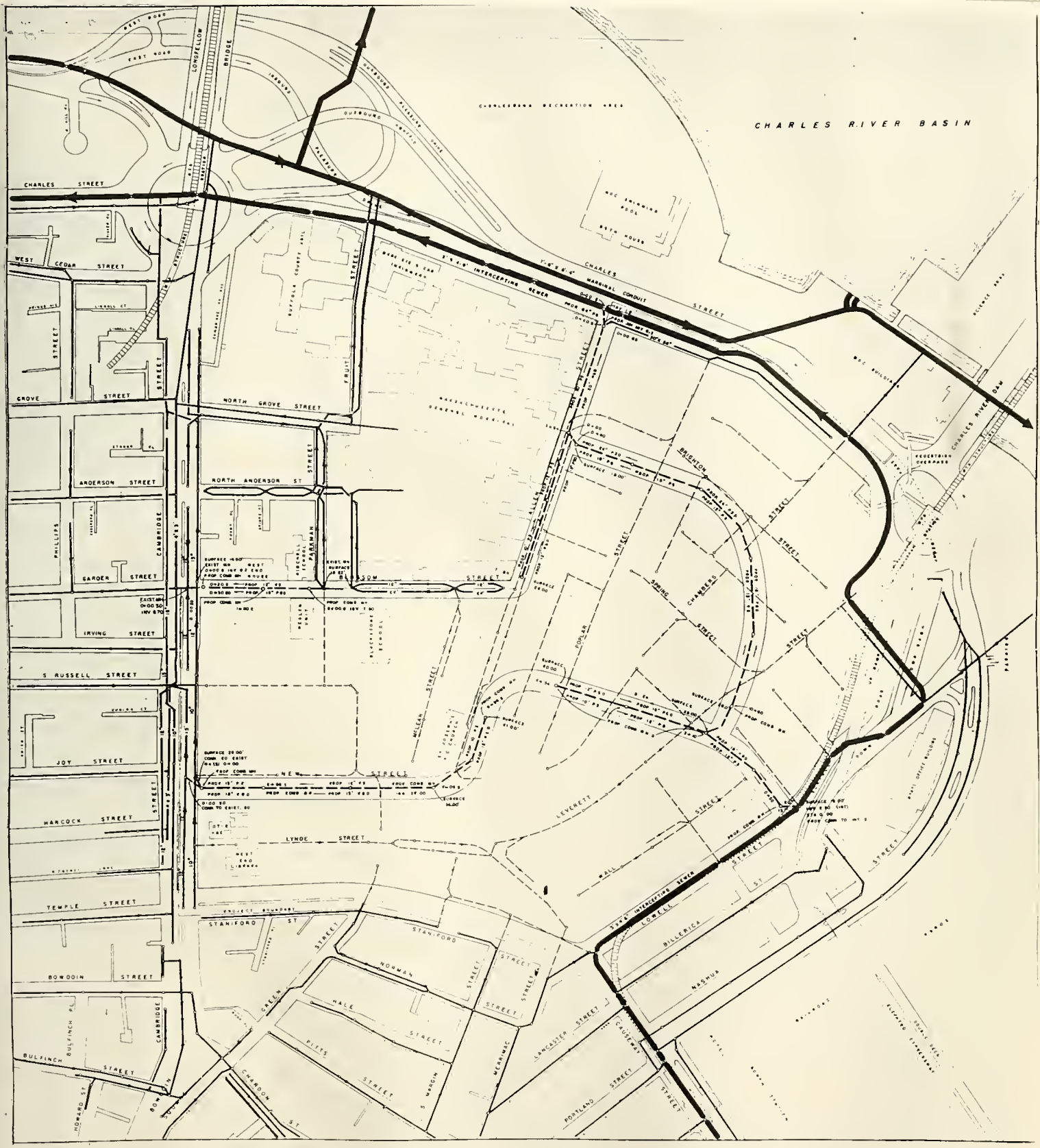
PROJECT BOUNDARY

WEST END PROJECT AREA **B**

URBAN REDEVELOPMENT PROGRAM

URBAN REDEVELOPMENT DIVISION
BOSTON HOUSING AUTHORITY
BOSTON MASSACHUSETTS

APRIL 1957
JULY 1958
MAR. 1960



SEWERAGE SYSTEM

——— EXISTING LINES TO REMAIN
– – – – – EXISTING LINES TO BE ABANDONED
——— NEW LINES
o MANHOLES

Notes: Arrows indicate direction of flow, figures indicate size of mains

New system separate storm and sanitary

Source: Boston Sewer Department – March, 1955

Abbreviations

P	Pipe
S	Sanitary Drain
SD	Surface Drain
MH	Manhole
INT	Interceptor
INV	Invert
PROP	Proposed
COMB	Combination
CONN	Connection

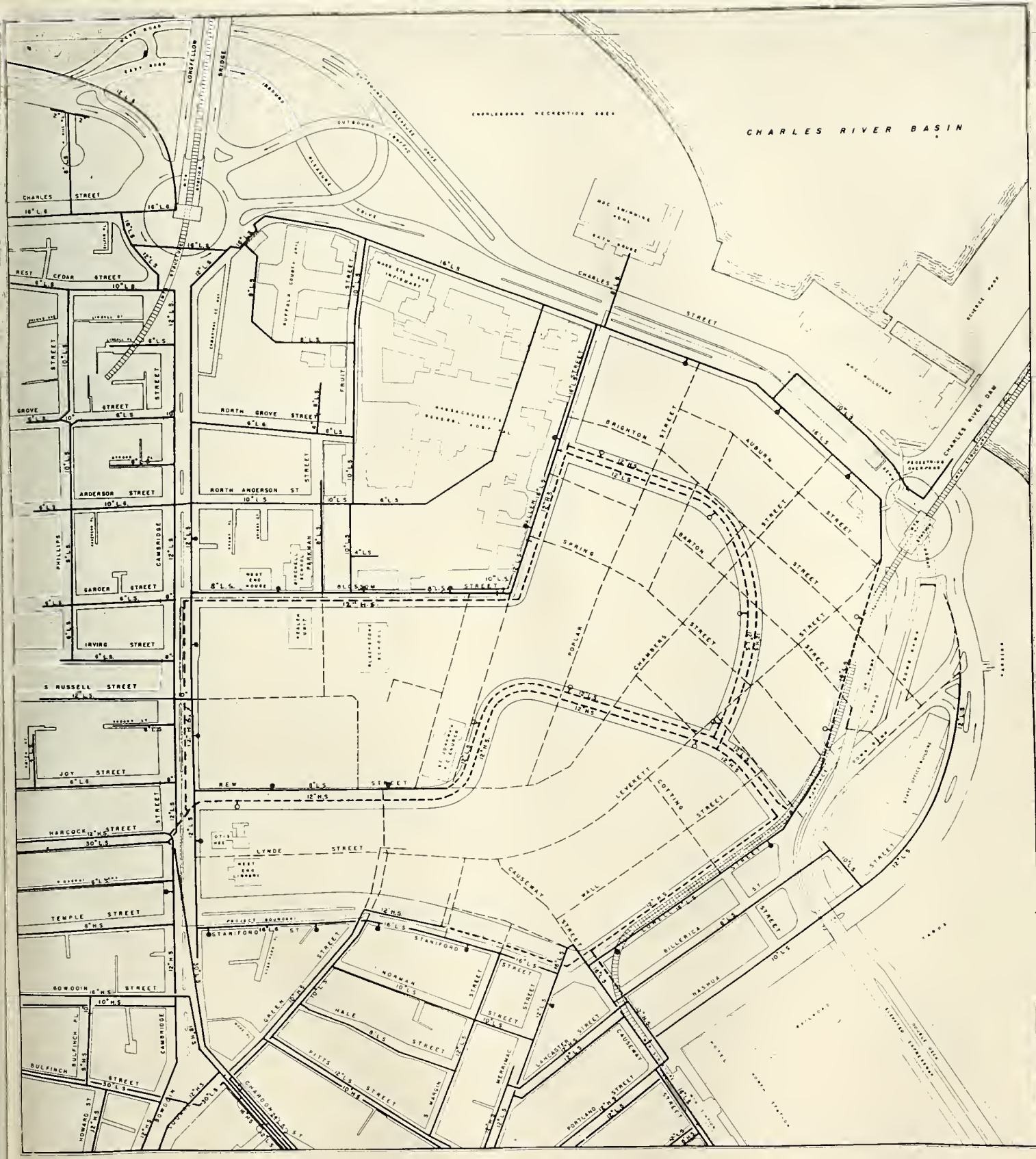
N

SCALE IN FEET
0 50 100 150

WEST END PROJECT AREA **B**

URBAN REDEVELOPMENT PROGRAM

URBAN REDEVELOPMENT DIVISION
BOSTON HOUSING AUTHORITY
BOSTON MASSACHUSETTS



WATER DISTRIBUTION SYSTEM

———	EXISTING LINES TO REMAIN
— — —	EXISTING LINES TO BE ABANDONED
- - - -	NEW LINES
	EXISTING HYDRANT TO REMAIN
	NEW HYDRANT
H.S.	HIGH SERVICE
L.S	LOW SERVICE
—·—·—	PROJECT BOUNDARY

NOTE NUMBERS INDICATE SIZE OF LINE

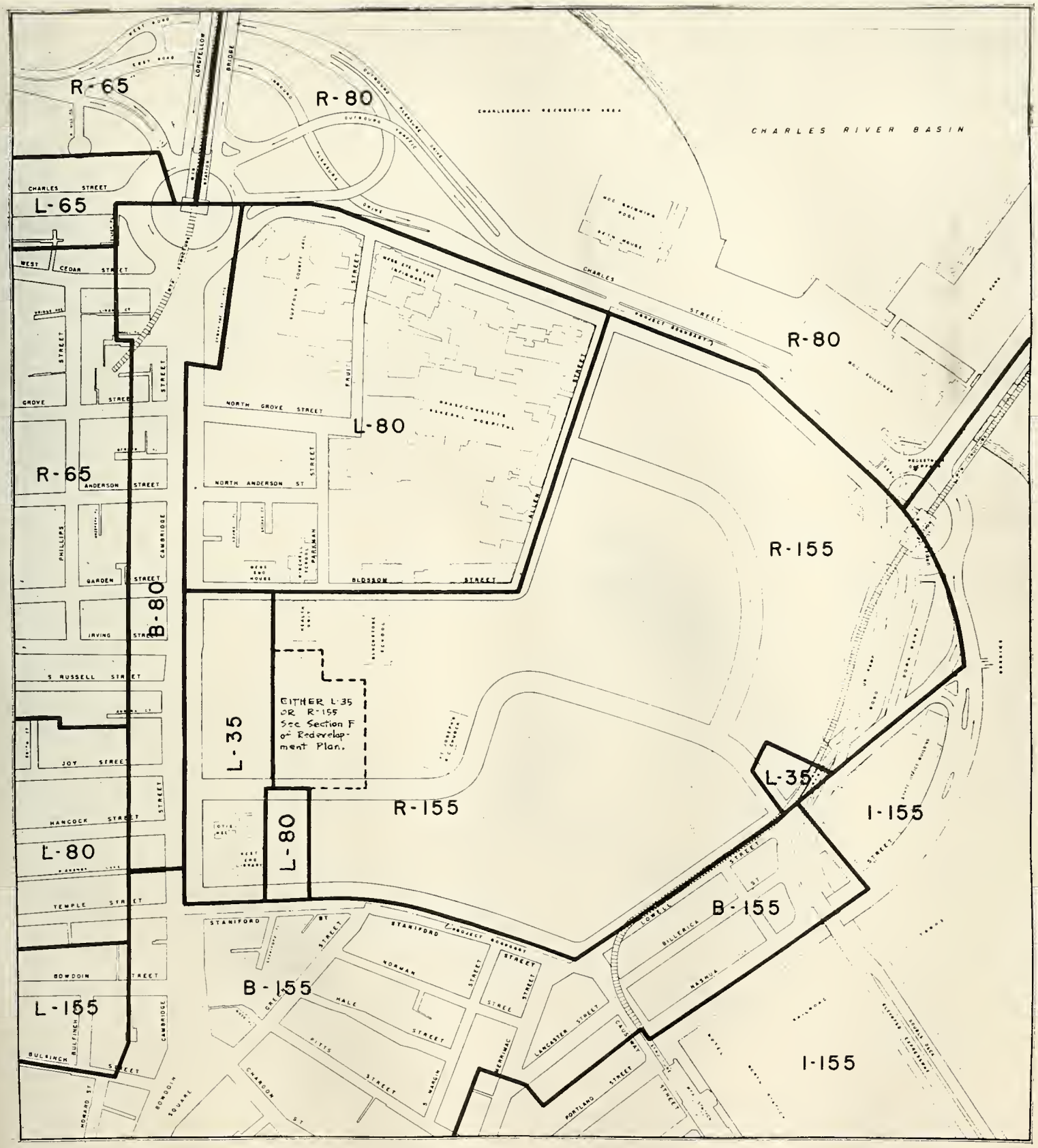
REV. MAY. 1956
REV. AUG 1955

WEST END PROJECT AREA **B**

URBAN REDEVELOPMENT PROGRAM

URBAN REDEVELOPMENT DIVISION
BOSTON HOUSING AUTHORITY
BOSTON MASSACHUSETTS

MAR 1955



PROPOSED ZONING

DISTRICT PROVISIONS					
USE DESIGNATION		GENERAL RESIDENCE	LOCAL BUSINESS	GENERAL BUSINESS	INDUSTRY
TYPICAL PERMITTED USES		APARTMENTS, ROOMING HOUSES, HOTELS	RETAIL, THEATRES, OFFICES	LIGHT INDUSTRY, WAREHOUSES	RESTRICTED INDUSTRIAL USES
HEIGHT LIMITS	35'		L-35		
	65'	R-65	L-65		
	80'	R-80	L-80	B-80	
	155'	R-155	L-155	B-155	I-155

WEST END PROJECT AREA **B**

URBAN REDEVELOPMENT PROGRAM

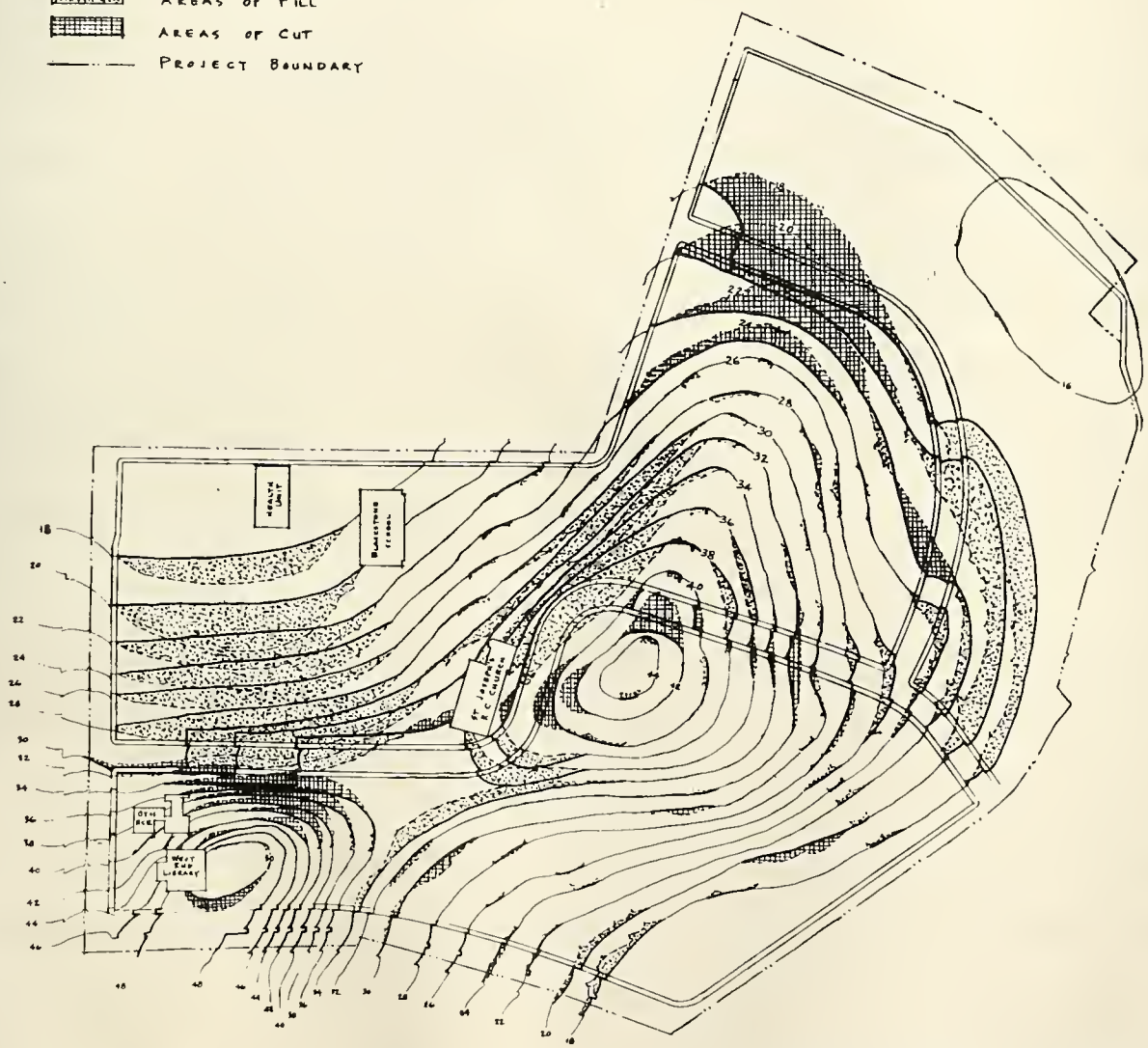
URBAN REDEVELOPMENT DIVISION
BOSTON HOUSING AUTHORITY
BOSTON MASSACHUSETTS

APRIL 1957
MAR 1955

GRADING PLAN

N

EXISTING CONTOUR TO BE CHANGED
EXISTING CONTOUR TO REMAIN
PROPOSED CONTOUR
AREAS OF FILL
AREAS OF CUT
PROJECT BOUNDARY



WEST END PROJECT AREA

SCALE

DATE : MARCH 1960

NOTE: THIS PLAN SUPERSEDES GRADING PLAN OF MARCH, 1959.

URBAN REDEVELOPMENT PROGRA

URBAN REDEVELOPMENT DIVISION
BOSTON HOUSING AUTHORITY
BOSTON MASSACHUSETTS

BOSTON HOUSING AUTHORITY

DECLARATION OF FINDINGS RELATIVE TO

WEST END

LAND ASSEMBLY AND REDEVELOPMENT PROJECT

November 30, 1955

WHEREAS, the Boston Housing Authority (hereinafter called the "Authority"), is a public body, politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts, (hereinafter called the "Housing Authority Law"), having its principal place of business in the City of Boston (hereinafter called the "City"), County of Suffolk; and

WHEREAS, the Authority is empowered under the Housing Authority Law to undertake projects for the assembly, clearance and redevelopment of substandard and decadent areas in the City; and

WHEREAS, the Authority, acting pursuant to a Resolution of the City Council of the City (hereinafter called the "City Council"), adopted on March 27, 1950, and a Resolution of the Authority, adopted on October 11, 1950, entered into a Contract with the United States of America, acting through its Housing & Home Finance Administrator (hereinafter called the "Administrator"), for a preliminary advance of funds to the Authority under Title I of P. L. 171 of the 81st Congress, more commonly known as the "Housing Act of 1949" (hereinafter referred to as the "Housing Act"), for the purpose of making surveys and plans for the possible redevelopment of certain specified areas in the City, said Contract for Preliminary Advance being dated September 29, 1950, and

WHEREAS, said Contract for Preliminary Advance was later duly amended in writing on October 24, 1952, so as to provide for an additional advance of funds to complete preliminary plans; and

WHEREAS, the Authority, acting pursuant to a Resolution of the City Council adopted on November 30, 1953 and a Resolution of the Authority adopted on March 18, 1953, entered into a contract as of February 16, 1954 with the United States of America, acting through the administrator, for a further advance of funds, said contract being made for the specific purpose of financing the preparation of plans and surveys for the assembly, clearance and redevelopment, under the Housing Authority Law, of the land within a decadent and substandard area in the City known as the West End; and

WHEREAS, said contract of February 16, 1954 was later duly amended in writing October 7, 1954 so as to provide for an additional advance of funds to continue work on the final plans for the area; and

WHEREAS, said contract of February 16, 1954 was later duly amended a second time in writing on May 9, 1955 so as to provide for an additional advance of funds to complete the final plans for the area to be assembled, cleared and redeveloped by the Authority (hereinafter called the Project Area), bounded and described as follows:

The project boundary, with the exceptions noted hereinafter, starts at the center point of the junction of Allen Street and Charles Street and running in a northeasterly direction along the center line of Charles Street to a point opposite the northeasterly side lot line of the property now or formerly numbered 395 Charles Street;

thence turning in a southeasterly direction along said side lot line extended to a point which is the northeasterly corner of previously described parcel at

395 Charles Street and the right-of-way line of Charles Street;

thence continuing in a straight line in a southeasterly direction along said side lot line of previously described 395 Charles Street a distance of sixty-one and six one-hundredths (61.06') feet to a point;

thence turning in a northeasterly direction along the southeasterly side lot line of that parcel of land now or formerly numbered 401 Charles Street a distance of eighty-and forty-eight hundredths (80.48') feet to a point on the southerly boundary of Charles Street;

thence turning in an easterly direction along the southerly boundary of Charles Street and running a distance of forty-six (46') feet more or less across the passageway and along the lot line of that parcel now or formerly numbered 64 Auburn Street to a point which is the point of curvature of an arc that comprises the lot line of 64 Auburn Street;

thence turning a N 66°54'29"E direction crossing Leverett Street for a distance of sixty-six (66') feet more or less to a point on the northeasterly side of Leverett Street;

thence turning in a N 89°56'31"E direction along the easterly boundary of Leverett Street for a distance of forty-five and seven tenths (45.7') feet more or less to a point;

thence turning in a S 76°01'19"E direction and running a distance of one hundred twenty-four (124') feet more or less to a point on the northwesterly side of Brighton Street;

thence continuing in the previously cited direction a distance of one hundred eleven (111') feet more or less to a point on the northwesterly corner of the rear lot line of that parcel of land now or formerly numbered 19 Barton Street;

thence turning in a S 76°23'49"E direction a distance of fifteen and ninety-seven hundredths (15.97') feet more or less along the side lot line of 19 Barton Street;

thence turning in a N 47°48'37"E direction a distance of nine and fifteen hundredths (9.15') feet more or less to a point on the side lot line of 19 Barton Street;

thence turning in a S 42°23'26"E direction a distance of thirteen and fifty-three hundredths (13.53') feet on the side lot line of 19 Barton Street;

thence turning in a S 76°23'49"E direction a distance of thirty-six and eighty-four hundredths (36.84') feet to a point where the northeasterly side lot line of 19 Barton Street intersects the right-of-way of the northwesterly side of Barton Street;

thence crossing Barton Street in a S 77°07'13"E direction a distance of thirty-nine and eighteen hundredths (39.18') feet to a point on the southeasterly side of Barton Street;

thence turning in a S 41°02'56"E direction a distance of three and eighteen hundredths (3.18') feet along the northeasterly side lot line of the lot now or formerly numbered 16 Barton Street to a point;

thence in a S 74°52'56"E direction a distance of sixty-four and twenty-five hundredths (64.25') feet more or less to a point on the rear lot line of the lot numbered now or formerly 20 Willard Street;

thence along said rear lot line of 20 Willard Street in a N 48°49'26"E direction a distance of four and seventy-three hundredths (4.73') feet to a point which is the northerly corner of the lot at 20 Willard Street;

thence turning in a S 41°10'34"E direction along the northeasterly side lot line of 20 Willard Street a distance of seven and four hundredths (7.04') feet to a point;

thence turning in a S 74°52'56"E direction a distance of sixty and nineteen hundredths (60.19') feet to a point on the northwesterly right-of-way of Willard Street;

thence in a N 47°52'54"E direction along the northwesterly right-of-way of Willard Street a distance of thirty-seven and five tenths (37.5') feet to a point on the center line of the Surface Road Connection that links the Leverett Street Traffic Circle with Nashua Street;

thence following the center line of the previously described Surface Road Connection in a southeasterly direction to a point which is the intersection of the center lines of the previously described Surface Road Connection and Lowell Street;

thence running in a southeasterly direction along the center line of Lowell Street to a point in Lowell Square which is the intersection of the center lines of Lowell Street and Staniford Street;

thence turning and running in a southwesterly direction along the center line of Staniford Street to a point which is the intersection of the center lines of Staniford Street and Green Street;

thence turning and running in a southeasterly direction along the center line of Green Street to a point which is the intersection of the center lines of Green Street and Staniford Street;

thence turning and running in a southerly direction along the center line of Staniford Street to a point which is the intersection of the center line of Staniford Street and Cambridge Street;

thence turning and running in a westerly direction along the center line of Cambridge Street to a point which is the intersection of the center lines of Cambridge Street and Blossom Street;

thence turning and running in a northerly direction along the center line of Blossom Street to a point which is the intersection of the center lines of Blossom Street and Allen Street;

thence turning and running in a northwesterly direction along the center line of Allen Street to a point being the point beginning at the center point of said Allen Street and Charles Street;

The following five parcels are specifically excluded from the Project Area although included within the boundary line described on the foregoing pages.

a. A certain parcel of land with schoolhouse buildings thereon situated in Boston, Suffolk County, Massachusetts, and now known as 33 Blossom Street, being shown on a plan by C. L. Patterson, C.E., dated September 15, 1914 and on file with the Boston School Buildings Department, bounded and described as follows:

WESTERLY by Blossom Street 166.31 feet;
NORTHERLY by land now or formerly of the Roman Catholic Archbishop of Boston 84.75 feet;
NORTHEASTERLY by land now or formerly of said Roman Catholic Archbishop of Boston and Harry F. Hunter et al 26.77 feet;
SOUTHEASTERLY by McLean Court 14.78 feet;
NORTHEASTERLY by McLean Court 135.67 feet;
SOUTHEASTERLY by land now or formerly of Nathan Baer et al 31.00 feet;
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EASTERLY by North Russell Street 35.96 feet;
SOUTHERLY by eight lots of land of various ownership 223.46 feet;

containing 33,289 square feet of land more or less according to said plan;

with the exception of a strip of land on Blossom Street bounded as follows:

WESTERLY by Blossom Street, 166.31 feet;
NORTHERLY by land now or formerly of Roman Catholic Archbishop of Boston 7 feet more or less;
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EASTERLY by land now or formerly of Cristo Nasti and City of Boston 7 feet more or less to the point of beginning

which is to be taken for the widening of Blossom Street.

b. A certain parcel of land with the buildings thereon situated in Boston, Suffolk County, Massachusetts, and now known as 25 Blossom Street, being recorded in Suffolk Registry of Deeds in Book 5104, pages 258, 456, 458, 461, 463, 466 469, 471, 473, 475, 476, 484, 485 and 501, and further being shown on a plan

by Aspinwall & Lincoln, Civil Engineers, dated August 20, 1929 and on file in the offices of the George Robert White Fund, bounded and described as follows:

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EASTERLY by land now or formerly of Samuel Eskowitz and Jacob Short 56.72 ft.
SOUTHERLY by land of said Jacob Short 12.92 feet;
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EASTERLY by land of said City of Boston 0.67 feet;
SOUTHERLY by land of said City of Boston 26.22 feet;
EASTERLY by land of said City of Boston 0.33 feet;
SOUTHERLY by land of said City of Boston 58.77 feet;
WESTERLY by Blossom Street 127.35 feet;

containing, according to said plan, 15,950 square feet more or less;

with the exception of a strip of land on Blossom Street bounded as follows:

WESTERLY by Blossom Street 127.35 feet;
NORTHERLY by Parkman Street 7 feet more or less;
EASTERLY by the remaining portion of the above described parcel now known as 25 Blossom Street along the outer westerly foundation wall of the building 127.35 feet more or less;
SOUTHERLY by land now or formerly of the City of Boston 7 feet more or less to the point of beginning;

which is to be taken for the widening of Blossom Street;

c. A certain parcel of land with the buildings thereon situation in Boston, County of Suffolk, Massachusetts, now known as 131 Cambridge Street, being recorded in Suffolk Registry of Deeds in Book 2028, page 44 and modified by a street widening recorded in Book 4607, page 321, and further identified on assessors' maps of Boston described and bounded as follows:

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EASTERLY by land now or formerly of Samuel Israel 13.69 feet;
NORTHERLY by land of said Samuel Israel 1.57 feet;
EASTERLY by land now or formerly of the Pope Company 152.94 feet;
SOUTHERLY by Cambridge Street 87.27 feet;
WESTERLY by Lynde Street 160.82 feet;

containing, according to said plan, 14,680 feet;

d. A certain parcel of land with the buildings thereon now numbered 141 Cambridge Street, situated in Boston, Suffolk County, Massachusetts, being shown on a plan made by William S. Crocker, C.E., and dated October 31, 1936, recorded with Suffolk Land Court as case number 17175, bounded and described as follows:

NORTHERLY by land now or formerly of Nicholas M. Carchia et al 36.89 feet to a point; thence turning an angle and running along said land of said Nicholas M. Carchia 43.85 feet;
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SOUTHERLY by Cambridge Street 73.40 feet;
WESTERLY by land now or formerly of Kathrine Powers, Bertha Ross, Cyrus Sargeant et al, and Margaret Sowa, 68.63 feet;
SOUTHERLY by land of said Margaret Sowa 0.61 feet;
WESTERLY by land now or formerly of Marks Mittenthal 19.08 feet;
NORTHERLY by land of said Marks Mittenthal 0.45 feet;
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e. A certain parcel of land with the buildings thereon, situated in Boston, County of Suffolk, Massachusetts, now known and numbered as 66 Chambers Street and 8 Allen Street, being recorded in Suffolk Registry of Deeds with Book 818, page 69; Book 880, page 85; and Book 2385, page 157; further identified on assessors' maps of Boston, described and bounded as follows:

NORTHEASTERLY by Allen Street 163.70 feet;
EASTERLY by Chambers Street 75.85 feet;
SOUTHWESTERLY by McLean Street 208.10 feet;
NORTHWESTERLY by land now or formerly of the Roman Catholic Archbishop of Boston 84.00 feet;

containing, according to said plan, 13,099 square feet, more or less, and with the benefit of and subject to party wall agreements, if any, and insofar as they are now in force and applicable.

WHEREAS, it is further provided in Section 103 (a) of the Housing Act of 1949, as amended, that the United States Government may make outright capital grants to local communities to assist them in their redevelopment projects; and

WHEREAS, the Administrator, upon application of the Authority, following the prior approval of the City Council of the City, has reserved the sum of $9,309,406 out of the amounts authorized by Congress to be appropriated for the purpose of Title I of the Housing Act, for capital grants within the meaning of the Housing Act to the City; and

WHEREAS, it is provided in Section 104 of the Housing Act that every contract for a capital grant to a local redevelopment project under said Title I shall require local grants-in-aid to the extent of one-third of the aggregate net project cost as defined in the Housing Act; and

WHEREAS, said local grants-in-aid as defined in Section 110 (d) of the Housing Act include, among other things, cash grants and donations at cash value of certain land and demolition or removal work, or site improvements in the Project Area;

NOW THEREFORE,

The Authority, acting under and pursuant to the provisions of the Housing Authority Law, which is incorporated herein by reference and made a part hereof, hereby declares and finds as follows:

1. The Project Area is a "substandard" and "decadent" area as defined in Section 26J of Chapter 121 of the General Laws, as amended, in that it is an area where in dwellings predominate and which is detrimental to the safety, health, morals and welfare of the inhabitants and users of the area and of the City of Boston at large, by reason of the dilapidation, overcrowding, faulty arrangement and design and the

lack of ventilation, light and sanitation facilities of the dwellings therein; the existence therein of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete and in need of major maintenance and repair; a number of buildings therein that have been torn down and are unlikely to be replaced under existing conditions; the substantial change in business and economic conditions, and the excessive land coverage that exists in parts thereof with resultant inadequate light, air and open space. The foregoing finding is evidenced by the facts set forth below, upon the basis of various surveys made by the Authority; and upon examination and analysis by the Authority of various other surveys and studies, including the United States Census Report, the United States Census of Housing, and records of the various departments of the City, the Authority also finds:

A. The Project Area is an area in which dwellings predominate. The gross area in the Project Area is 48.0 acres. Of this area, 16.0 acres are taken up by public streets and alleys, leaving a net area of 32.0 acres in the Project Area devoted to other uses. This net area is utilized as follows:

Residential - 24.1 acres, or approximately 75%
Public or semi-public - 4.4 acres, or approximately 14%
Commercial - 3.5 acres, or approximately 11%

B. The physical condition and the facilities of the structures and dwelling units in the Project Area are extremely substandard, obsolete and overcrowded, as is shown by the following statistics:

1. There are 798 residential or predominantly residential structures in the Project Area and they are located on lots of 1310 square feet on the average. Almost all of these residential structures cover over 90% of the lot on which they are situated and almost all of these structures have no setback from the street line. The lots these buildings are situated on are very irregular in size and shape

with the average frontage less than 23 feet and the average depth less than 55 feet Many of the narrow streets in this area were laid out in the 1730-1740 era with further small streets added in the early 1800's so that by 1840 the street pattern was fixed as it is today. Forty buildings have their main entrance facing on alleys or courts that are inadequately lighted and which fire apparatus cannot reach.

2. Many of the residential structures have been converted to rooming house use. Within the Project Area the City of Boston in 1954 licensed 27 rooming houses, with a total of 395 rooms. This does not include the many units and structures that have four or less rooms and thus require no license. The presence of these rooming houses are both an indication of decadence in the area and also a factor in spreading blight.

3. Of all occupied dwelling units in the Project Area only 6.2% are owner-occupied as compared with a city-wide average of 24.4%.

4. Twenty and two-tenths (20.2%) percent of the dwelling units have 1.01 persons or more per room in the Project Area, while the city-wide total is only 12.7%. This shows the overcrowding of the units in the Project Area.

5. Twenty (20%) percent of all dwelling units in the Project Area have no private baths, or are dilapidated as contrasted with a city-wide percentage of only 15.4%.

6. Sixty-three and two-tenths (63.2%) percent of all dwelling units lack central heat. Sixty-eight and three-tenths (68.3%) of the residential structures have no central heat.

7. Of the 798 residential buildings in the area, only one has been built since 1920 and that one was built in 1923. A 100% survey by appraisers employed to value

all property reveals the following about the age of the buildings:

64% built prior to 1900
33% built between 1900 and 1910
3% built between 1910 and 1920

nothing built since 1923

8. Of the 631 buildings surveyed using A. P. H. A. technique, 563 buildings or over 89% have no rear stairways, while 503 buildings, or 80%, lack outside fire excapes. Seventy-five (75%) percent of all dwelling units above the first floor have only one means of egress. Many of these single staircases in buildings are a fire hazard and a potential death trap because the wooden stair landings are used for the storage of kerosene and over the years have become saturated and impregnated.

9. A survey of the dwelling units in the Project Area, using the American Public Health Association techniques for housing evaluation resulted in the following conclusions:

DWELLING UNIT STUDY

Grade of Housing	Standards	No.	%
Substandard	90-over, or 2 or more basic deficiencies	2331	63.5
Marginal	89-60 and less than 2 deficiencies	569	15.5
Standard	59-0 and less than 2 deficiencies	771	21.0
	TOTAL	3671	100%

Dwelling unit scores of 90 or over are considered to be substandard by APHA and 63.5%, or 2331-plus dwelling units, fall into this category. Environmental conditions were not scored as the area was uniformly bad. If these conditions had been scored, they would have further lowered the already low scores.

10. A survey of sanitary conditions in and around the buildings revealed that: (a) 59% of the buildings had defective trash barrels that either were damaged or lidless (so that dogs or rats had free access) or were of inflammable materials; (b) 54% had accumulations of garbage around the containers and in corners, and (c) 61% had other trash, such as ashes, junk, paper or boxes, accumulated around or in the buildings.

11. Over sixty (60%) percent of the structures were infested by rats and seventy-five (75%) contained other types of vermin such as mice, roaches, bedbugs, fleas, etc.

12. Poor sanitary conditions in the dwelling units were reported in 11% of the dwelling units where one or more of the following conditions were reported:

a. leaking plumbing

b. plumbing obstructed

c. low water pressure

d. walls or floors damp

e. heater hazardous

f. wiring hazardous

13. Twenty-eight (28%) percent of the cellars were in very poor condition with one or more of such faults as (a) leakage or back flooding; (b) hazardous stairs; and (c), trash accumulated.

14. Sixty-three (63%) percent of all dwellings lacked a wash basin in the unit and twelve and one-half (12.5%) percent had no laundry tubs available either in the unit or building.

15. Deterioration of the structures outside and public hallways and stairs inside showed that (a) 32.3% had minor cracks, holes and damaged surfaces; (b) 41.5% had larger defects and (c) 26.2% had extreme defects that could endanger occupants.

16. Deterioration of the dwelling unit walls, ceilings, floors and windows showed that (a) 35% had minor defects such as small cracks, holes, paint peeling, etc.; (b) 46.4% had larger defects and 18.6% had extreme defects such as large holes in plaster walls and ceilings, broken windows, damaged floors, etc.

SOURCES OF ABOVE DATA

Item 1 was obtained from assessors' plans and land court data;

Item 2 was obtained from Boston License Bureau records;

Item 3 to 5 from 1950 U. S. Census reports

Items 6 and 7 from appraisal reports of all properties by Authority appraisers;

Items 8 to 16 obtained from an American Public Health Association Survey made by trained inspectors.

C. Twenty-three active cases of tuberculosis were reported in 1954 in the four census tracts covering the project area by the Boston Health Department, which gives a case rate of 138 per 100,000. Ten deaths were reported in 1954 for the same area for tuberculosis, which gives a death rate of 60. The City of Boston had a case rate of 105.1 and a death rate of 26.6 for the year 1954. These four Census tracts have a case rate 32% higher than the City case rate and a death rate 126% higher than that of the City.

D. Statistics released by the Overseers of the Public Welfare in the City of Boston reveal the fact that the case load for the Project Area for all types of welfare is 62.5% higher than the city-wide average in May, 1955. The Project Area has one welfare case for each five families, while the city-wide average is one welfare case for each eight families.

Case Load for Various Types of Welfare as of May, 1955

	No. in Project	% of Project	No. in City	% of City	% above City Avg.
Aid to Dependent Children	99	3.3	4,387	2.0	65%
Disability Assistance	52	1.7	2,828	1.3	30%
General Relief	124	4.1	3,846	1.7	140%
Old Age Assistance	310	10.3	17,725	8.0	30%
	585	19.4%	28,786	13.0%	

II. The Project area would not by private enterprise alone, and without the aid sought by the Authority from the Federal Government, or other subsidy, be made available for development or redevelopment.

Since there are 563 diverse owners of property in the project area;

and the area is inappropriately subdivided, with many parcels of irregular size and shape;

and since land values are high, averaging $1.88 per square foot, with land and improvements averaging $6.92 per square foot;

and due to the costs, length of time, and difficulties which would be involved in relocation, demolition and site preparation;

It is evident that it is virtually impossible, both physically and economically, for private enterprise, without Federal aid or subsidy, to assemble the land in the project area for redevelopment consistent with the sound needs of the community.

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